Karen Johnson Davidson County
Batch # 1224025 DEEDQC
01/07/2025 08:20:32 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250107-0001139

This Instrument Prepared by:
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Dismukes Law, PLLC
604 S. Margin Street
Franklin, TN 37064
(615) 200-8818

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NO.:
THE NEIL AND LISA ANDERSON REVOCABLE TRUST #1 3279 Trails End Lane Nashville, TN 37214	Same	MAP 108; PARCEL 146

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **SHERMAN NEIL ANDERSON, JR. and wife, LISA ANDERSON,** (**"Grantor"**) do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto the Trustees of the **NEIL AND LISA ANDERSON REVOCABLE TRUST #1**, and their successors, heirs and assigns. The real estate is described as follows:

Tract I:
A tract of land in the 3rd Civil District of Davidson County, Tennessee, described according to a survey Barry Greer and Associates, dated June 1, 1979, as follows:

BEGINNING at a nail set in the centerline of Elm Hill Pike, said nail being the northeast corner of the property conveyed to Thomas H. Dye by deed of record in Book 3852, page 272, Register's Office for Davidson County, Tennessee, and the northwest corner of the herein described tract; thence, with said centerline of Elm Hill Pike, S 66 deg. 30 min. E, 84.3 feet to a nail; thence, S 75 deg. 40 min. E, 85.0 feet to a nail; thence, leaving said centerline, S 14 deg. 15 min. W, 169.0 feet to a corner post in the line of the J.W. Boner estate; thence, with the line of Boner, N 71 deg. 30 min W, 168.2 feet to an iron pin; thence, N 14 deg. 00 min. E, 50.1 feet to an iron pin; thence, N 67 deg. 30 min. W, 46.1 feet to an iron pipe at the southeast corner of said Thomas H. Dye; thence, with the east line of Thomas H. Dye, N 35 deg. 30 min. E. 120.12 feet to the beginning.

INCLUDED in the above description but EXCLUDED therefrom is the property conveyed to George F. Lewis by quitclaim deed from Sam Robert Swoner and wife, Pamela Marlean Swoner by deed of record in Book 5681, page 520, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Tract II:

A tract of land in the 3rd Civil District of Davidson County, Tennessee, described according to a survey by Ray G. Cole, Surveyor, dated October 7, 1980, as follows:

BEGINNING at a point on a chain link fence 103.61 feet from an iron post set in the southerly margin of Elm Hill Pike, said iron post being the northwest corner of the property conveyed to Same Robert Swoner, et ux, by deed of record in Book 5466, page 385, Register's Office for Davidson County, Tennessee; thence south 61 deg. 10 min. East 22.95 feet to a point; thence south 18 deg. 42 min. west 50 feet to an iron pin; thence north 67 deg. 19 min. west 31.40 feet to an iron pin; thence north 28 deg. 17 min. east 52.60 feet to the point of beginning.

BEING the same property conveyed to Sherman Neil Anderson, Jr. by deed of record in Book 7068, page 485, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Carolyn Adams, Trustee, by Quitclaim Deed from Sherman Neil Anderson, Jr., dated December 22, 1998, recorded January 7, 1999, of record in Deed Book 11286, Page 549, Instrument Number 0533840, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Sherman Neil Anderson, Jr. and wife, Lisa Anderson, by Quitclaim Deed from Carolyn Adams, Trustee, dated December 22, 1998, recorded January 7, 1999, of record in Deed Book 11286, Page 549, Instrument Number 0533840, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

The provisions of Tennessee Code Annotated Section 35-15-510 shall apply to this property or its proceeds.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 24th day of September, 2024.

Sherman Neil Anderson Jr.
Affiant

Notary Public My Commission Expires: _____

COVINGTON G. DISMUKES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES DECEMBER 13, 2025

This is improved property, known as 3279 Trails End Lane, Nashville, TN 37214.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 24th day of September, 2024.

Sherman Neil Anderson Jr.
SHERMAN NEIL ANDERSON, JR.

Lisa Anderson
LISA ANDERSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHERMAN NEIL ANDERSON, JR.**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 24th day of September, 2024.

Notary Public My Commission Expires: _____

COVINGTON G. DISMUKES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES DECEMBER 13, 2025

Notary Public
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LISA ANDERSON**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 24th day of September, 2024.

Notary Public

My Commission Expires:_____

